

TITLE TO REAL ESTATE - Griffin & Howard, 31 Pettigrew Street, Greenville, S. C.

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STATE OF SOUTH CAROLINA } DONNIE S. TANKERSLEY
COUNTY OF GREENVILLE } R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Heinrich A. Schmitt and Marian G. Schmitt

in consideration of Seven Thousand One Hundred Fifty Seven and 13/100 (\$7,157.13) Dollars, and assumption of the mortgage recited hereinbelow the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Horace J. Ramey, Jo Anne D. Ramey and Ruth Lee Davis, their heirs and assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, near the Town of Simpsonville, containing 2.13 acres according to a plat of property of Harold L. Cooper prepared by C. O. Riddle, Surveyor, dated August 30, 1971 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly edge of Bethany Road, joint front corner with property of John D. and Brenda H. Wilson, and running thence along said Bethany Road S. 60-27 E. 278 feet to a nail and cap in said road; thence continuing along the approximate center of Bethany Road S. 51-22 E. 150 feet to a nail and cap; thence S. 52-35 W. 397.5 feet to an iron pin; thence along the line of property of Toy Hudson N. 20-26 W. 151.4 feet to an iron pin in the approximate center of driveway; thence along the line of property of John D. and Brenda H. Wilson N. 1-44 E. 330 feet to the point of beginning.

This property is conveyed subject to easements, rights of way and restrictions of record.

This is the same property conveyed to the grantors herein by Deed recorded in the R.M.C. Office for Greenville County in Deed Book 948, at Page 588.

The grantees herein assume and agree to pay the balance due on that certain mortgage given in the original principal sum of Twenty Two Thousand Nine Hundred Fifty and no/100 (\$22,950.00) Dollars, given by Heinrich A. Schmitt and Marian G. Schmitt to Fidelity Federal Savings & Loan Association dated July 7, 1973 recorded in the R.M.C. Office for Greenville County in REM Book 1240, at Page 625, with a remaining balance of Twenty Two Thousand Seven Hundred Forty Two and 87/100 (\$22,742.87) Dollars.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs, successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs, successors, executors and administrators to warrant and defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs, successors and assigns against the grantor(s) and the grantor(s)'s heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 3rd day of December 19 73

SIGNED, sealed and delivered in the presence of:

Linda J. Beck (SEAL)
Charles E. Howard (SEAL)
Heinrich A. Schmitt (SEAL)
Marian G. Schmitt (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 3rd day of December 19 73

Charles E. Howard (SEAL)

Linda J. Beck

Notary Public for South Carolina
My commission expires: April 15, 1981

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3rd day of December 19 73

Marian G. Schmitt

Notary Public for South Carolina
My commission expires: April 15, 1981

RECORDED this DEC 3 - 1973 day of at M. No. 14457

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